



Community Development Department

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January 22, 2008

Cathy Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Room 430
Sacramento, CA 95814

HOUSING POLICY
DEVELOPMENT, HCD

JAN 24 2008

Subject: Lathrop General Plan Progress Report Fiscal Year 2006-2007
Housing Element Annual Report for Fiscal Year 2005-2006 and 2006-2007

Dear Ms. Creswell:

In accordance with Government Code Section 65400 (b), the City of Lathrop is pleased to submit the City of Lathrop Annual Report on the Status of the Lathrop General Plan April 1, 2006 to April 1, 2007 and the Housing Element Annual Report for Fiscal Year 2005-2006 and 2006-2007.

If you have any questions regarding the reports, please contact Norman Weisbrod, Planner by phone at 209-941-7297 or by email at nweisbrod@ci.lathrop.ca.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marilyn Ponton", is written over the word "Sincerely,".

Marilyn Ponton, AICP
Community Development Director

- Encl: 1. Annual Report on the Status of the Lathrop General Plan April 1, 2007 – April 1, 2007
2. Housing Element Annual Report for Fiscal Year 2005-2006 and 2006-2007
3. City Council Resolution No. 2567 Approving the Housing Element Annual Report for Fiscal Year 2005-2006 and 2006-2007
4. City Council Resolution No. 2568 Approving the Annual Report on the Status of the General Plan for Fiscal Year 2006-2007

CC: Yvonne Quiring, City Manager

Annual Report on the Status of the Lathrop General Plan

April 1, 2006 – April 1, 2007

Government Code Section 65400 mandates that the planning agency of cities submit a annual report on the status of the General Plan and progress on its implementation to their legislative bodies, the Governor's Offices of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year. The report must address the City's progress in its General Plan implementation, including the progress in meeting its share of regional housing needs. The intent of this requirement is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. The information that follows is provided for compliance with the Government Code Requirements related to the provision of an annual report on the status of the Lathrop General Plan.

Status of the Lathrop General Plan

The Lathrop Comprehensive General Plan was adopted December 17, 1991, two years after the City was incorporated in 1989. The General Plan has been amended a number of times since then with the latest amendment in November 2004. Lathrop's General Plan includes the following mandatory elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space (Recreation)
- Noise
- Safety

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Lathrop's Housing Element was adopted in June of 2004. Since that time, the City of Lathrop has been in the process of implementing the various programs in the General Plan.

The following list represents the progress the City has made towards implementing the goals and policies of the General Plan during the review period from April 1, 2006 through April 1, 2007. The goals are quoted directly from the General Plan. The progress response follows in italics.

Progress in Implementation of the General Plan Goals

GOAL NO. 1 – BALANCING THE SOCIAL AND ECONOMIC COSTS AND BENEFITS OF URBANIZATION

The General Plan gives emphasis to the development of job-creating and tax revenue creating activities during the early phases of development as a matter of primary importance to achieving other goals of the Plan. Despite pressures and demands that are certain to emerge in order to build housing units at a rapid pace, a clear policy of the General Plan is to limit the pace and quantity of housing construction to annual allocations in reasonable balance with the growth of Lathrop's economic base.

General

1. The City's ability to stay abreast of its financial and service capabilities will require continuous monitoring. Rather than adhering to an arbitrarily fixed percentage of annual growth as a matter of policy, it will be the city's responsibility to manage the growth rate in relation to physical and financial capability of municipal service while being consistent with all applicable policies and proposals of the General Plan.

The primary area of growth in Lathrop is west of Interstate 5 (I-5). This area is developing through a number of Specific Plans providing for a combination of residential and commercial office. It is the policy of the City that the west side be self-supporting and that general revenue money not be used for the necessary infrastructure for development. Developers are responsible for the construction of the infrastructure necessary for development with reimbursement agreements in place so the cost is shared on an equal basis. On the east side of I-5 in the older portion of Lathrop, new development may be responsible for widening or reconstructing street frontages, installing upgraded storm and sanitary sewer systems and other infrastructure improvements necessary for the developments.

Commercial Development

1. Areas having early potential for retail and highway commercial development primarily involve lands located at the easterly quadrants of the Lathrop Road and Louise Avenue interchanges with I-5.

On Louise Avenue just easterly of I-5 is a recently completed small shopping center and a three-story hotel. Other new commercial development is currently being proposed in this general area. Near the intersection of I-5 and Lathrop Road is a large shopping center completed two years ago. A small shopping center is presently under construction at the intersection of Harlan Road and J Street. At the northeast corner of Lathrop Road and Harlan Road is a small shopping center with a Walgreens Store and a smaller commercial building that will be divided up into small tenant spaces. Northerly of Lathrop Road on Harlan Road and Warren Avenue is a large Harley Davidson motorcycle sales and service

facility. On Harlan Road at Thomsen Road is a four story eighty-one (81) room hotel under construction.

2. Priorities for commercial development in Sub-Plan Area (SPA) #2 west of I-5 would typically emphasize Freeway Commercial and Office Commercial uses until the population of SPA #2 increases (in combination with Area #1) to where the market will support initial stages of a community shopping center at the Lathrop Road interchange and an initial Village Center west of I-5.

A 26 acre shopping center on the west side of I-5 southerly of Louise Avenue (River Islands Parkway) and Golden Valley Parkway has commenced construction. This center will attract customers from the City of Lathrop and the surrounding area of Manteca, Stockton and parts of Tracy. A 66 acre shopping center is also proposed and in the initial stages of entitlement at the northeast corner of Golden Valley Parkway and River Islands Parkway. Smaller village commercial type development has been newly completed or is proposed on Towne Centre Drive between Manthey Road and McKee Boulevard. There are also individual commercial developments either approved or in the approval process on Manthey Road and on Golden Valley Parkway just north of Brookhurst Boulevard.

3. The development of the Stewart Tract is enhanced by the construction of a large employment center as the focus of the initial increments of development.

One of the criteria for the Stewart Tract (River Islands) is to develop uses that will employ the residents of the development to reduce traveling out of the area for employment. This will be accomplished through commercial and office developments. The 2002 Specific Plan proposes a major employment center, a mixed use town center and housing. Persons of all income levels and skills will be employed here in all types of job classifications. In addition, many jobs are expected to be generated in the construction industry as build out occurs over a twenty-five (25) year period.

4. Proposals for the classifications of retail activity described in Part IV-A of the Plan are to be considered as offering flexibility for ingenuity and innovation in the selection, promotion, design and development of commercial centers and uses.

Under the Plan, commercial centers will have an opportunity to be innovative in the design and concept of a particular center and to provide a wide variety of uses to serve the surrounding residential neighborhoods

Industrial Development

1. Areas designated for industrial use are intended to take advantage of rail and freeway access. Industrial development priorities must involve lands south of Lathrop Road east of I-5 until sewage treatment facilities can be extended to other areas within SPA #1.

The primary industrial area in Lathrop is south of Louise Avenue and east of I-5. This area consists predominantly of large warehouses including In 'n' Out Burger, Swift and

Company, and Home Depot warehouse. This area has convenient access to I-5, Union Pacific and Southern Pacific Railroads. The other industrial area is along Harlan Road between Roth Road on the north and Lathrop Road on the south. This area is primarily older industrial buildings with the potential for expansion on undeveloped or partially undeveloped land. A new warehouse development in the area is California Logistics Center. Ghirardelli Chocolates is one of the new tenants in the building. The Sharp Depot is a Federal Government defense facility still in use. It is shown on the General Plan for industrial use as such time as it becomes available for development.

2. Areas designated for industrial use are to assure that there will be sufficient long-term availability of industrial land to expand the City's economic base and capability for meeting the on-going cost of public services required by the community. A slow pace of industrial development is not to be construed alone as justification for designating industrial land areas for another type of urban use unless such use would be of a regional commercial character.

There have been no General Plan Amendments to change industrial land to another use category. Lathrop has substantial land zoned for industrial use that is undeveloped, including the Sharpe Depot.

3. Industrial proposals should be located where possible within an industrial park designed for the accommodation of a community of industries that are compatible in terms of operational characteristics, aesthetic qualities, utility service requirements and street circulation.

Lathrop has a considerable area of land in the east side of I-5 that is zoned for industrial use. A portion of this area is presently developed or undergoing development under its industrial designation. However, there is still a considerable amount of industrial zoned land that is undeveloped including the Sharpe Depot, which is shown on the General Plan for industrial development if the property is ever sold by the Federal Government.

GOAL NO. 2 – EQUAL OPPORTUNITY

The creation of growth centers west of I-5 and the rehabilitation of the existing community east of I-5 offers unique opportunities to assure equality in opportunity for existing residents, for racial and ethnic minorities and for people of low and moderate income in the provision and availability of public services and facilities and in meeting employment and housing needs. Insofar as reasonably may be possible, policies and proposals of the General Plan are intended to provide for and support the attainment of such equality of opportunity.

Policies

1. The City intends that positive benefits accrue to the community as a whole through programs which maximize the potential of local residents to obtain jobs, assuming adequate training and personal characteristics. Contracts will be sought with employers of commercial and industrial establishments which will assure opportunity for employing qualified local residents.

In new commercial and industrial developments in Lathrop, there are local residents that have been employed by new businesses from both local residents and residents of the immediate surrounding area. As of January 2007, Lathrop has an employment of approximately 5,200. This will increase with the construction of new shopping centers and development of vacant industrial land.

2. Residential expansion should reflect the considerable variety of housing types that comprise the residential market of the region. In addition to conventional single-family detached housing, there is a strong market for small lot detached and attached (townhouse) single-family purchase housing for entry level buyers as an alternative to multi-family rentals. As an alternative to large multi-family rental projects, there also is a market for owner-occupied multi-plexes. Other alternatives are the purchase and rental condominium, the single story garden apartment and well designed mobile home park. As an overall standard, the City should seek to maintain a 70% to 30% ratio in combined variety of single-family units provided as compared to the combined variety of multi-family units. This percentage is a fair reflection of regional characteristics of housing market demand, and will assure that Lathrop will meet its fair share of the regional market for housing to meet the needs of low and low-moderate income households.

The majority of new housing constructed in Lathrop has been detached single-family, primarily on the west side of I-5. However, recently there has been a trend toward the small lot detached with lot sizes averaging 3,500 square feet with the homes being smaller than those on the typical 5,000 and 6,000 square foot lot. The lower sales price for these homes has made them attractive to moderate income buyers.

There have also been several tracts of new housing constructed on the east side of I-5. These homes are priced lower than those on the west side of I-5 making them more affordable.

According to the 2000 Census, housing units by type was 85.2% single-family, about 3.3% two or more units and 11.5% mobile homes. Since then the percentage of single-family has increased to 91.2%. There has been no increase in multi-family or mobile homes so those percentages have decreased accordingly. The General Plan recommends a ratio of 70% combined variety of single-family to 30% combined variety of multi-family units. To help achieve this the City approved a amendment to the Land Use Element of the General Plan for a 8.33 acre site on Manthey Road from Service Commercial to High Density Residential. This site will accommodate approximately 200 multi-family units. The Central Lathrop Specific Plan adopted November 9, 2004, provides for a variety of housing types including single-family detached, small lot, clusters, duets, zero lot line courtyards, townhouses, and medium and high density residential. This will help achieve a balance of housing types in Lathrop.

GOAL NO. 3-COMMUNITY IDENTITY

Just as the loss of personal identity can contribute to emotional disorder, so can failure to establish and maintain community identity lead to instability and disorder with the community-at-large. At the very least, the lack of community identity can stifle community pride. At its

worst, it can foster destructive competition between the old center and the new and lose the identity for both areas in the process. It is a goal of the General Plan that the old and new centers of development, which lay east and west of I-5 respectively, make a strong contribution toward the identity of the entire city of Lathrop. At the same time, residents of all Sub-Plan areas are to be encouraged to develop a sense of pride and identity with their immediate neighborhoods.

Policies

1. Lathrop's existing urban pattern is confined to lands which lay between I-5 and the Union Pacific Railroad. Older housing areas which comprised the original settlement are in need of improvement to public service infrastructure and housing quality. Through policies of the General Plan which seek a sound economic base and tax base in support of residential expansion, it will be possible to progressively achieve the revitalization of blighted properties to where many existing residents and land owners will benefit significantly from the City's planning program.

The City of Lathrop has created the Historic Lathrop Overlay Zone in the older residential portion of the City on the east side of I-5. This covers:

- *The low density residential area generally bounded by Louise Avenue on the south, I-5 on the west, Lathrop Road on the north and Union Pacific Railroad on the east.*
- *The medium density residential area north of Lathrop Road along Stratford Avenue and Avon Street up to Warren Avenue.*

The Historic Overlay District is intended for use in the Historic Lathrop Area to prevent neighborhood deterioration in the R One-Family Residential area. It will create an opportunity for small lot subdivisions of parcels in the R One-Family zone for affordable single-family housing by permitting a minimum lot size of 3,200 square feet. It will also create opportunity for affordable attached and detached RM Multi-Family housing.

2. A concept basic to the design of residential areas in Sub-Plan Areas #1 and #2 is to create residential "villages". Each village may be served by a Village Center with a convenience-oriented (neighborhood level) shopping center and community services, one or more elementary schools and recreation-parks centrally placed to the neighborhoods they serve, and bordered by a component of the community open space system. Villages would be defined by elements of the Arterial street system and would be comprised of two or more neighborhoods accommodating a variety of housing types and with aggregate populations in the range of 7,000 to 10,000.

Because of the lack of large residentially zoned parcels, the development of a village concept would not be feasible. There will be some new population growth in Sub Plan Area #1 under the Historic Lathrop Overlay District from infill of vacant or underdeveloped parcels and the increase in density. Recently new shopping centers have been developed or are under development in Sub-Plan Area #1. On the west side of I-5 development has taken place under Specific Plan approvals. These documents have utilized the village concept with

elementary schools, neighborhood shopping centers and neighborhood and community recreational facilities.

3. Each village and village center could have its own distinctive architectural character, with major activity centers connected by pedestrian-oriented open space corridors mostly separate from the street system. This approach is important to achieving identity among residential areas. The scale and variety of shopping and community services of each village center will be influenced in part by the economic characteristics and housing densities of the residential areas to be served.

The Specific Plans covering much of the developable area in Sub-Plan Area #2 is designed to create a vibrant and livable community that offers a range of residential, employment, goods and services, educational, civic and recreational uses for future City residents and employees. The Specific Plans offer a wide range of housing and density opportunities for future residents. Various types of housing projects and innovative housing product types are encouraged and anticipated within the area covered by the Plans as well as within individual neighborhoods. Residential villages are planned around community features such as neighborhood parks and schools. The area covered by the Plans is pedestrian-oriented, providing an extensive network of pedestrian and bicycle trails that link significant destination points within the community including schools, parks, civic uses, neighborhoods and employment centers.

4. Residential areas on Stewart Tract will be defined by their shared edge conditions, (such as lake, river or canal edges) and by their shared internal parks, paseos and open space/recreation areas.

The Stewart Tract (River Islands) has been designed to take advantage of the San Joaquin River water element. The Master Plan provides for numerous villages adjacent to the San Joaquin River, Paradise Cut and numerous internal lakes. The villages are connected by pedestrian walkways and canals. Villages will have their own school and park facilities.

GOAL NO. 4 - QUALITY IN THE FORM, DESIGN AND FUNCTIONS OF THE URBAN AREA

The building of new growth center west of I-5 and rehabilitation of the existing growth center must not and cannot be approached as a collection of subdivisions and commercial and industrial enterprises, to be built out as rapidly as the private sector may desire. The City of Lathrop has a unique opportunity and responsibility to control the timing and phasing of development; to create and hold more directly to an overall town design; and to withhold the provision of essential public services if necessary to gain the level of cooperation required of developers and landowners to assemble land and proposed units of development in conformance with the town design.

New development and redevelopment is to reflect quality in community design and image. Development is to be phased to create a community which exhibits the best that community building and management experience will allow.

Policies for Residential Areas

1. Architectural design review shall be required of all Planned Developments (PD's) and of all multi-family, office, commercial, institutional and industrial uses.

Under chapter 17.56 of the Zoning Code, a Planned Unit Development is a Conditional Use requiring a hearing before the Planning Commission and the City Council. Architectural design is considered during the approval process for a Planned Unit Development. A Planned Unit Development involves the careful application of design to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the City. Under the Specific Plans development plans are subject to review by an Architectural Review Committee.

2. Eligibility for density bonuses under Planned Development or other applications should be based on objective criteria to be included in the zoning ordinance, or as noted in a specific plan.

Under a Planned Development a density bonus of up to twenty-five (25) percent may be granted if certain additional criteria are met. The density bonus is not in addition to those projects that qualify under Section 65915 of the Government Code.

3. Multi-family projects shall include landscaped open space in addition to yard areas required by the zoning ordinance, to be developed for the common recreation use of tenants. Minimum facilities may be required for common recreation areas. Examples include tot lots for pre-school children, and passive recreation areas for lounging, sun bathing, barbecuing, quiet conversation and reading, including area to be shaded by trees and shade structures.

All multi-family projects must go through site plan review before the Planning Commission. One of the elements considered under Site Plan Review is the provision of recreation areas in multi-family projects. This can include both passive and active areas and landscaping to enhance the use of the recreational facilities.

4. Where multi-story housing units are proposed adjacent to existing or planned Low Density areas, building elevations and the locations of windows, balconies and air conditioning units above the first story shall be reviewed by the City to assure visual compatibility and residential privacy.

Under Site Plan Review, visual compatibility and residential privacy can be regulated and conditions attached to protect the privacy of adjacent residential property.

5. Multi-family site development and maintenance shall be in accordance with a comprehensive landscape development plan, including automatic irrigation.

Under Site Plan Review, landscaping and irrigation is part of the review process. Landscaping must conform to Chapter 17.94 of the Zoning Ordinance, relating to Landscaping and Screening Standards.

Policies for Commercial and Industrial Areas

1. Major features for the City Center would include the following:

- Application of an architectural review process for all new building and remodeling.

All new buildings in Lathrop presently require Site Plan Review and recommendations from the Architectural Review Committee. Any remodeling on the exterior of a building or site also requires Site Plan Review.

- Development of central and bordering streets as landscaped corridors. Examples of design features include angle parking, mid-block crosswalks, street furniture, tree planting and complementary building facades.

The Specific Plans and Mossdale Urban Design Concepts contain location of and design features for major streets. Landscape medians are required on arterial and collector streets. Approved lists of trees, shrubs and ground cover are provided. There are also precise standards for street lights, street signs and street furniture. In some Village Commercial areas, angle parking is provided.

- Off-street parking to satisfy the need for all-day static parking of owners, managers and employees of downtown business and public service activities, in order to release on-street and off-street spaces to businesses for customers.

The parking standards in the Zoning Ordinance and the Specific Plans provide adequate on-site parking for customers, employees and business owners.

- Encouragement of above ground floor residential use in support of the City Center as a major activity center during evenings.

In the Central Commercial District, dwellings over a permitted use are permitted subject to Conditional Use Approval. In the Village Designation of the Mossdale UDCs, apartments, flats and townhouses are a permitted use. An artist's studio is permitted in a mixed use application only.

- Encouragement of business and medically related office development at the periphery rather than all of the core of the City Center.

Lathrop does not have a core City Center. There is a Professional Office zoning which permits office use. This zone is not located near what may be considered the City Center. Office uses are also permitted in all commercial districts.

2. The visual interface between commercial/industrial areas and residential areas shall be designed and developed so as to avoid obtrusive visual impacts of commercial or industrial activities on nearby residential areas.

The City has been diligent in protecting residential areas from the impact of commercial and industrial areas. Industrial and commercial areas that are adjacent to residential development must provide masonry screen walls and landscaping. The Specific Plans have walls, landscaping and streets separating residential uses from commercial and quasi-industrial uses. Under Site Plan or Design Review, the relationship between commercial and industrial uses and residential development can be conditioned to reduce or eliminate any adverse impacts. Off-street parking adjacent to a residential district must be screened and landscaped to avoid unsightly visual impacts.

3. All outdoor storage areas shall be visually screened with ornamental fencing or walls and landscaping.

The Zoning Ordinance requires that all outside storage areas be screened so as not to be visible from adjacent properties and public rights-of-way. Screening shall be a minimum of six feet in height and shall consist of solid material such as a fence or masonry wall. During Site Plan Review of projects, screening of outdoor storage is an important part of the review process.

4. Street Trees and frontage landscaping, with automatic irrigation, shall be provided for all commercial sites outside of the CBD, and may be required by the City within the City Center. Shade trees shall be provided within off-street parking areas as determined under site plan review.

On the west side of I-5, the Specific Plans require street trees and landscaped medians on arterial streets and street trees on residential streets. The Zoning Ordinance requires one shade tree for every six parking spaces in a parking lot as well as perimeter landscaping around the parking lot. An automatic irrigation system must be provided. This applies to all new parking facilities in the City.

Policies for Urban Open Space System

1. Features of the urban open space system should include neighborhood and community recreation-parks, park and recreation corridors along natural and man-made drainages and waterways, recreation corridors which connect with major components of the park system, and a municipal marina. Neighborhood parks should be adjacent to and integrated with elementary school sites as well as being free-standing. Community parks should be adjacent to and integrated with junior high, high school and college sites, as well as being freestanding.

The Specific Plans for development on the west side have a series of neighborhood and community parks. Where feasible, they are integrated with schools. There are linear parks

along the levee bordering the San Joaquin River. There is also a public boat launching facility on Mantney Road at the bridge over the San Joaquin River. The City has a joint use agreement with the Manteca Unified School District and the Banta School District for joint use of facilities.

2. Major components of the regional open space system should include natural waterways and riparian vegetation south of Route 120 close to the San Joaquin River, a pedestrian and bike trail linking all three Sub-Plan areas, and private marinas open to the public along the San Joaquin River and Old River. Access to trails should be designed so as to prevent use by motor vehicles, including motorcycles, motorbikes and similar off-road vehicles.

The Specific Plans provide for trails along the waterways and preservation of the riparian vegetation. Within Sub-Plan Area #1, bicycle routes would be included as part of the street system, with Class II striping provided as part of the roadway along Roth Road, Lathrop Road and Louise Avenue arterials, along Harlan Road and Seventh Street. Within Sub-Plan Area #2, the basic system would connect all school sites, park sites, commercial areas which serve Villages and the City Center. Within Sub-Plan Area #3, selected open space corridors would assure bicycle and pedestrian movement throughout Stewart Tract to minimize use of the automobile among commercial and residential areas.

3. An important component of the system will be landscaped open space corridors on either side of expressways and some arterial streets as a means to buffer residential areas from traffic noise and glare. These corridors may vary in width and design to accommodate such recreation pursuits as walking, biking, golf and nature study. A corridor for eventually combining light rail, bike and pedestrian circulation is proposed separate from the Expressway and Arterial street system. Until light rail becomes feasible, the corridor could be used for busses.

The primary arterial street on the west side of I-5 is Golden Valley Parkway. It will extend from the northern City boundary southerly across the San Joaquin River to the southern boundary. This arterial will have sidewalks and landscaping on both sides and a landscaped median. There are no current plans for a corridor that would be adequate for light rail use. Golden Valley Parkway will be provided with Class II bike lanes.

GOAL NO. 5 – ENHANCING THE QUALITY OF LIFE

It is a goal of the General Plan to enhance the quality of living by preventing the degradation of the natural environment, and by taking steps to off-set and alleviate the effects of that degradation which already has occurred or which cannot be avoided. Where feasible, natural conditions should be emulated as features of the community's systems of public and private open space.

The Specific Plans that guide the development of the west side of I-5 have taken steps to protect the environment of the San Joaquin River that borders the west side of the City of Lathrop. Linear parks will be provided along the levees and trails will be provided on the top of levees for bicycling and walking and other recreational activities. Existing vegetation along the banks of

the levees will be protected. On the east side of I-5, the City of Lathrop is upgrading Valverde Community Park to provide enhanced recreational opportunities.

Policies for Agricultural Land

1. The extent of urbanization proposed within all three Sub-Plan Areas is based on the principle that the capacity to accommodate population and economic growth is dictated by the need to preserve environmental qualities rather than the potential of Lathrop to grow beyond its planning area boundaries. If future conditions indicate a potential for further urbanization greater than that encouraged by the General Plan west and south of the planning area, such potential is to be satisfied within the sphere of influence of local governments other than Lathrop.

The major growth in Lathrop is taking place on the west side of I-5. This area is developing under several Specific Plans. The Specific Plans provide for growth that can provide the infrastructure and amenities that will enhance the quality of life for the new residents. The plans provide a variety of housing types, schools, recreational facilities, shopping and service facilities. There is land to the north of Lathrop that is unincorporated and the City has recently expanded its sphere of influence by approximately 2,181 acres. This area between Lathrop and Stockton to the north provides for areas of future growth upon annexation. Other than the River Islands Project, there is no desire by the City to expand to the west across the San Joaquin River.

2. Exclusive agricultural zoning shall be continued on agricultural lands outside the boundaries of the three Sub-Plan areas.

The City has no jurisdiction over agricultural land outside the boundaries of the three Sub-Plan Areas.

3. The City, the County and affected landowners should develop a comprehensive approach to the cancellation of Williamson Act contracts on lands needed for early phases of urban development.

Steps to cancel the Williamson Act contract on land usually proceeds after the adoption of a Specific Plan for the development of the area.

4. The protection of agricultural lands outside Sub-Plan Areas #1, #2 and #3 should be reinforced by firm City policies to not permit the extension of sewerage and water service to such lands.

The City does not have plans to extend sewer and water service to areas outside the City limits to agricultural lands.

Policies for Mineral Resources

1. Lands classified by the State Mining and Geology Board as MRZ-2, are urged for protection to assure their availability for mining under applicable provisions of State Law and local ordinances.
2. Lands classified MRZ-2 may be developed for urban use without first being mined only if compelling reasons can be stated by the City in writing in support of such action and upon fulfilling the requirements of Section 2763 (a) of the Surface Mining and Reclamation Act of 1975, as amended. Action by the City shall consider the need to balance mineral values against alternative land uses, and the importance of these mineral deposits to the regional market demand for their use.

The MRZ-2 areas are outside the City limits of Lathrop and not under City control.

Policies for Fish and Wildlife Habitat

Policies of the General Plan seek not only the retention of important habitat which now exists, but also to enhance habitat which has been degraded and to create new habitat where feasible.

All major land development in Lathrop, including development under the Specific Plans, has been subject to the California Environmental Quality Act (CEQA). Environmental Impact Reports have been approved for Specific Plans and major development with mitigation measures to protect and enhance fish and wildlife habitats especially in the vicinity of the San Joaquin River.

1. The objective of habitat retention calls for:
 - The integration of waterway habitat areas as part of the area wide system of open space.
 - The preservation of all stands of vegetation along waterways which provide habitat, where appropriate.
 - The careful introduction of public and private recreation activities within habitat areas which will not disturb natural conditions either through intensity of operations, high levels of noise generation, or scarring of the landscape through development activity
 - The retention of hedgerows and other habitat areas within intensively farmed acreage which are compatible with agricultural operations.

In the development of the west side of I-5 under the Specific Plans, there are provisions for the protection of waterway habitat areas especially along the San Joaquin River. Public and private recreation areas are designed to protect these habitat areas. There are also mitigation measures in the CEQA documents for the protection of waterway habitat areas. The types of recreation activities that are permitted will not result in high levels of noise and motor vehicles are specifically prohibited on pedestrian bicycle trails on and adjacent to the levees.

2. The objective of habitat enhancement calls for:

- The improvement of natural habitat along waterways.
- The creation of new habitat within multi-purpose open space area designated for reuse of treated wastewater for wildlife management and recreation.
- Cooperative approaches among landowners to manage farmlands so as to increase the numbers of desirable species of wildlife.

Implementation of the Specific Plans will result in the improvement of the natural habitat along waterways. There will be some new habitat areas created and the use of treated waste water is encouraged for irrigation purposes.

3. The City has adopted (effective October 15, 1996) a Habitat Conservation Plan for the Swainson's hawk. The acquisition of lands required as replacement habitat for nesting and foraging is to be funded by fees imposed upon developers whose land development activities would threaten, endanger or eliminate existing habitat within the Lathrop planning area.

The City is presently collecting fees for future acquisition of replacement habitat land.

3. Land use within areas of riparian habitat shall be restricted to nature-oriented passive recreation, which may include an arboretum, zoological gardens, hiking and nature study and other such uses compatible with riparian habitats. Structures which would reduce the amount of area available for water detention should be prohibited within the Paradise Cut flood plain unless they are accompanied by concurrent expansion of such detention areas in or adjacent to Paradise Cut.

Any activity in the riparian habitat would consist of passive recreation. There are no plans to place any structures in the Paradise Cut flood plain.

4. The protection of agricultural lands outside of Sub-Plan Areas #1, #2 and #3 should be reinforced by firm City policies to not permit the extension of sewerage and water service to such lands.

The City does not have surplus water or sewer to provide these services to property outside the City limits.

5. A naturally landscaped corridor and/or park shall be provided along the western boundary of SPA #2, interrupted only by public and commercial areas that need access to adjacent waterways. These parks and/or corridors should be wide enough to serve as major components of the park, recreation and open space system, and should provide for a system of pedestrian, bicycle and equestrian trails, where such uses are compatible with existing or enhanced habitats.

The West Lathrop Specific Plan and the Mossdale Landing UDCs provide for linear parks and neighborhood parks along the western boundary of Sub-Plan Area #2 in conformance

with this policy. In Mossdale, some of the parks have already been completed or are under construction.

6. The visual amenities of water and its potential as wildlife habitat are to be reflected where feasible in all developments by inclusion of bodies of water as components of urban form. Such bodies of water may be in the form of lakes, ponds, lagoons, simulated streams or similar features which can be integrated by design within recreation open space corridors, parks, commercial and residential areas and public sites. The multi-purposes use of water bodies for surface water drainage, flood control, wastewater reclamation, wildlife management, recreation and visual amenity is encouraged.

The River Islands development will have water elements throughout its site. These will include lakes, lagoons, fishing piers, docks for boats and possible inundation of a portion of Paradise Cut. Public access to the San Joaquin River will be provided. Other new developments do not include water features other than access to the San Joaquin River and the development of linear parks along the levees.

7. Developments proposed in sensitive biological areas shall be required to provide a site specific analysis of the impacts of the project on fish, and wildlife habitat. Because of the large-scale character of development proposed in SPAs #1 and #2 in the vicinity of biologically sensitive environments, including the conversion of several thousand acres of agricultural land to urban use, project proposals should be made to address ways in which new or enhanced habitat may be created as a trade-off to the general environmental impacts on biological resources associated with development under the General Plan.

All of the large-scale developments have had to conform to CEQA. This has resulted in the preparation of Environmental Impact Reports (EIR). Mitigation Measures have been attached to address impacts on biologically sensitive environments. Prior to any construction plant and wildlife surveys are required and, if areas of special status plants or native wildlife are found, construction activity may be limited during certain periods of time and setbacks maintained from those areas, especially during nesting or breeding seasons.

8. Appropriate trees within public rights-of-way are to be retained and a new street trees planted and maintained in accordance with policies and procedures of a Master Street Tree Plan and Street Tree Ordinance. Only trees which are either badly diseased, disruptive of street improvements because of root growth, or dangerous to the public shall be allowed to be removed. The installation of street trees shall be made a condition of approval of residential, commercial, industrial and institutional development along such streets.

The City only permits the removal of street trees that are damaging street improvements or are in danger of falling resulting in a hazard to the public. New developments in the City that require new street improvements must plant street trees from an approved list. The Specific Plans for development on the west side of I-5 have detailed landscape standards for residential, collector and major arterial streets including a list of approved street tree species.

Policies for Air Quality

1. Mitigation of air quality impacts is to be achieved in part through the design and construction of an efficient system of arterial and collector streets and interchanges and freeway improvements that will assure high levels of traffic service and the avoidance of unmanageable levels of traffic congestion.

The Specific Plans for the development of the west side of I-5 have an integrated system of major arterial streets, collector streets and residential streets. They have been designed to efficiently carry residents and visitors in and out of the area as quickly as possible. Developers of property on the west side of I-5 as well as new major developments on the east side of I-5 contribute to the improvements that will be necessary for the future construction of new on and off ramps to I-5 at Louise Avenue/River Islands Parkway, Lathrop Road and Roth Road. This will mitigate congestion at the on and off ramps when Lathrop is fully developed and will indirectly result in an improvement in air quality.

2. Mitigation of air quality impacts is to be achieved in part through the development of a regional rail transit service to be incorporated into early stages of development within both growth centers.

An ACE Train Station is located in South Lathrop with access from Yosemite Avenue. The station serves not only Lathrop but also Manteca, Stockton and other nearby residents. The San Joaquin County General Plan has a number of policies and objectives supporting rail transit service including the following:

- *To provide a County wide system of rail facilities, integrated with bus service, which is integrated with transit systems in adjacent regions.*
- *The County shall support Amtrak stations in all cities of the County.*
- *In the short-term, the County shall support the concept of development of multi-modal train stations in Stockton, Lodi, Manteca and Tracy which could initially be used as park and ride facilities coupled with commuter bus and express bus service.*

Lathrop will cooperate where possible in implementing these goals.

3. The City shall adopt standards which require industrial process analysis before the fact of site and building permit approval to assure compliance with State air quality and water quality standards. Standards should provide for periodic monitoring of industrial process which could have an adverse impact on water or air quality. Industrial process review that may be required should be conducted as part of environmental assessment by an engineer licensed in California having demonstrated experience in the industrial processes involved.

Many of the new industrial tenants in Lathrop are warehousing type uses occupying existing industrial buildings. In cases where a new building is constructed or the tenant may involve the use of hazardous materials, Site Plan Review and/or Conditional Use approval may be required. In those cases, an environmental assessment under CEQA must be performed and

mitigation measures for air and water quality may be required if there are substantial environmental impacts.

- 4 The City shall require positive control of dust particles during project construction activities, including watering or use of emulsions, parking of heavy equipment on paved surfaces, prohibition of land grading operations during days of high wind (beginning at 10 mph, with gusts exceeding 20 mph), and prohibition of burning on vacant parcels. The City should seek the cooperation of agricultural operators to refrain from plowing of fields on windy days, and to keep loose soils under control to the extent reasonable to avoid heavy wind erosion of soils.

All new projects must comply with the rules of the San Joaquin Valley Air Pollution Control District. The District also has recommended measures including energy efficiency, energy self-sufficiency measures, and construction activity measures to reduce emissions. These measures are included in Conditions of Approval for projects requiring discretionary review. For example, a standard condition is the watering of soil during grading to eliminate dust emissions.

5. The beneficial effects of open space and vegetation on the air resource are to be reflected in the arrangement of land uses depicted on the General Plan. Heavy plantings of trees are encouraged to assist in maintaining oxygen levels.

On the west side of I-5, the Specific Plans that regulate development provide for extensive landscaping on all streets and landscaped medians in the arterial streets. Community and neighborhood parks are required including linear parks along the San Joaquin River. Parking lots for any new development must provide one tree for every 6 spaces in the parking areas and as well as landscaping around the perimeter of the site.

6. The need to protect and preserve the air resource within the planning area and to reduce levels of vehicle emissions of air pollutants imposes practical limitation on the extent to which the City can depend on the automobile as the principal source of transportation into the next Century.

The Specific Plans regulating new development on the west side of I-5 include both neighborhood and regional shopping centers to provide convenient shopping for the residents and decrease the dependency on the automobile for shopping trips.

Policies for Recreation

The following statements of policy are recommended for adoption by the City, and the Board of Trustees of the Manteca and Tracy Unified School Districts and the Banta School District:

1. It is the policy of the City and the School Board, functioning under a joint powers or other appropriate written agreement, to provide such quantity and quality of recreation opportunity as will be necessary for individual enjoyment as to assure the physical, cultural and spiritual benefit of recreation for all people of the community.

The City encourages cooperation with the School District for joint use of facilities to provide recreational opportunities for Lathrop residents. The Specific Plans on the west side of I-5 have located some of the parks adjacent to schools to facilitate joint use of the facilities.

2. The City and School Board supports the creation of a means to achieve a permanent and stable funding for local recreation services.

The City budget provides funding for parks and recreation. The City also requires an in-lieu fee for those new residential developments that cannot provide recreational facilities within their projects.

3. The recreation program will encompass the needs of all age groups, concentrating on activities and experiences which people are mostly unable to provide for themselves.

The City provides recreation programs for all age groups. It has recently rehabilitated a senior center at one of the local parks. Some of the new recreational programs include the following:

Senior Center

- *Genealogy Class*
- *Take Off Pounds Sensibly*
- *Thanksgiving Coat Drive*

Adults and Children

- *KinderCare*
- *Children's Enrichment Program*
- *Hip Hop Dancing*
- *Creative Movement (Dancing)*
- *Teen Barbecue Series*
- *Step Aerobics*
- *Family Movie Nights*
- *Joint Senior/Teen Field Trip*

4. The range of recreation opportunities will be provided through the development of general and specialized areas and facilities at the neighborhood, village and community level throughout the urban area.

The Specific Plans for development west of I-5 provide for a variety of recreation facilities at both the neighborhood and community wide level. In addition to neighborhood and community parks, there are also provisions for linear recreation facilities along the San Joaquin River.

During the review period, two new neighborhood parks were completed totaling 2.5 acres. There were five neighborhood parks and one community park under construction totaling 32 acres. There were four parks in the construction document stage totaling 13 acres.

The Specific Plans provide for six community parks ranging in size from 16 to 42 acres, twenty neighborhood parks ranging in size from 1 to 5 acres and ten pocket parks ranging in size from .13 to 2.3 acres. Some of the amenities in these parks are basketball courts, tennis courts, volley ball courts, softball fields, bocce ball courts, horse shoe courts, picnic areas, play grounds and shade structures.

5. The fulfillment of recreation needs will be accomplished through a coordination of effort and programming on the part of the City, the School District, and charitable, service, religious, and civic organizations, which takes maximum advantage of fiscal and physical resources, and individual and group interest, leadership and talent within the community, both public and private.

The City has a planned arrangement with the Manteca Unified School District for use of a high school gym for a basketball court. The City also has an agreement with the Banta School District for use of eight acres consisting of two adult soccer fields, two soft ball fields and a parking lot. They are also working with Banta School District on the joint use of a gym.

6. Through an ongoing coordinated effort, a “framework for cooperation” should be developed and maintained by the City and School Board. This framework should clearly delineate the areas of responsibility to be retained by each jurisdiction. Examples of topics include fee structures, contracts for maintenance and operation and coordination and sponsorship of recreation programming.

There is in place a framework of joint use of facilities between the City and the Manteca Unified School District and the Banta School District. This cooperative effort will be maintained.

7. The City will encourage and, where appropriate, require provision of recreation areas and facilities within residential areas and the community as a whole to meet the general and specialized needs of existing and future residents. The Recreation component of the Resource Management Element of the General Plan is intended to meet the criteria and standards required by the State Subdivision Map Act and by the Quimby Act for determining financial responsibilities of developers in meeting recreation needs of the community.

The Specific Plans provide for developer responsibility in providing recreational facilities in conformance with the Quimby Act.

GOAL NO. 6 – TRANSPORTATION/CIRCULATION/TRAFFIC

It is a goal of the General Plan to guide and provide for the development on an integrated system of transportation and internal circulation, and to provide access to other parts of San

Joaquin County and the region. This goal is intended to benefit all citizens of Lathrop, including the young, the elderly and the physically handicapped, by seeking the following:

- Increased transportation safety for citizens.
- The efficient movement of people and goods.
- Lower vehicle operating costs.
- Lower vehicle miles traveled with consequent reduction in vehicle emissions.
- Economy in street construction and maintenance.
- A circulation system correlated and consistent with the land use patterns fostered by the General Plan.
- Avoidance of the disruption of residential areas caused by through traffic on minor streets.
- Protection of rights-of-way needed for future Arterial and Collector street widening in developed areas.
- Access to boat docking facilities.

Policy for Interstate and State Route Freeways

1. The City should protect the through traffic functions of Interstate and State Route Freeways serving the Lathrop area by planning arterial street alignments which will avoid the need or desire to utilize freeway sections for short, local area interval trips as if they were elements of the local arterial street system.

The City is constructing two major arterial roadways, Golden Valley Parkway (GVP) and River Islands Parkway (RIP). GVP will serve as the primary north and south access road on the west side of I-5 with the intersections at Louise Avenue, Lathrop Road and Roth Road, the primary east/west roadways, that will connect the east and west side of Lathrop. RIP is an extension of Louise Avenue and will be a connector for the Stewart Tract with Mossdale Landing and the Existing Community east of I-5. These roadways combined with Harlan Road and our existing roadway network will allow the citizens to use the local network of roads rather than the interstate for local trips.

The east side of I-5, Harlan Road has been improved, and in some areas relocated, where new development is taking place.

2. Land use designations along freeway sections should take into consideration the existing visual and noise impacts associated with existing and future traffic levels on these major traffic carrying facilities.

Land use has been planned through the Specific Plans covering the west side of Lathrop to provide a commercial corridor along the west side of I-5 to create a buffer between freeway noise impacts, visual impacts and the adjacent residential community.

On the East side of I-5, a majority of the land adjacent to the freeway is either currently developed or designated for industrial or commercial uses. There is some existing residentially developed land near the freeway that is protected from I-5 noise impacts by

masonry walls. The walls were constructed as a noise mitigation measure resulting from noise analysis under CEQA.

3. Freeway interchanges should be improved to carry the demands of traffic generated by Lathrop development, which new freeway interchanges and additional interchange ramps being added where necessary and practical in consideration of the need for fair apportionment of traffic to existing and future regional demands.

The Louise Avenue, Lathrop Road and Roth Road and I-5 interchanges are planned for improvements to accommodate traffic projections for the year 2035. The cost of the improvements are part of the traffic mitigation in the Mitigation Monitoring Programs for the Environmental Impact Reports prepared for the Specific Plans on the west side of I-5. All new developments on the east side of I-5 that require a Mitigated Negative Declaration or EIR will also have to contribute to the cost of the interchange improvements based on their traffic impact on the interchanges.

Policies for Arterial Streets

1. Arterials are to be the principal carriers of north-south and east-west traffic through Sub-Plan Areas #2 and #3. They typically involve 4 to 6 lanes, but may occasionally be 2 lanes, depending on the amount of traffic capacity required with landscaped dividers between intersections and left turn lanes at each intersection.
2. Arterials are to be typically constructed for 4 to 6 lanes of traffic with left turn lanes provided at intersections, although infrequently arterials may be 2 lanes wide. Development through residential areas should be designed to back-on to the Arterial, with ornamental walls and landscaping along the right-of-way line. In areas where development fronts the arterial, the design for a 2 or 4 lane facility may require a minimum right-of-way of 84 feet.
3. Arterial streets serving Service commercial and Industrial areas are to be designed and constructed to standards which reflect heavy truck traffic and the need for longer turning radii for trucks at intersections. On-street parking should be prohibited.

The above three standards are part of the Specific Plans and have been adopted for Golden Valley Parkway and River Islands Parkway. Right-of-way width and the number of lanes is a function of the Specific Plans and are subject to change as development occurs. On the east side of I-5, Harlan Road, an existing arterial street, is being widened where new development is taking place to these standards.

Policies for Collector Streets

1. Collector streets are to be designed to carry from 500 to 5,000 vehicles per day. Where average daily traffic (ADT) is projected to be less than 4,000, a ROW of 60 feet is usually sufficient.

2. Where ADT is projected above 4,000 to 5,000 in residential areas, a 64 foot ROW is usually required. In commercial and industrial areas, four lanes of traffic may be required. Where ADT is projected above 5,000, with high peak hour traffic, wider cross-sections will be required.
3. The high cost of converting a deficient Collector street to the appropriate standards required for existing and projected traffic should be limited to only those streets where either a) high current and projected volumes of traffic are involved; b) joint funding is possible; c) significant contributions of private or assessment district funds are involved as part of the cost of developing adjacent lands or d) where the rate of serious accidents has been high and where hazards to public safety are great.

Collector streets on the west side of I-5 are planned in the Specific Plans to meet or exceed these standards. On the east side of I-5, new developments on existing collector streets may be required to widen the street as part of the development.

Policies for Minor Streets

1. To keep minor street volume within design capacity, street length shall be kept under 1,600 feet where possible unless interrupted by an arterial or collector street.
2. Design standards shall permit innovation and flexibility by the developer in relation to land use proposals under Planned Unit Development procedures of the Zoning Ordinance or under any applicable adopted Specific Plan.
3. In view of deficiencies in existing minor streets, the City should consider forms of funding which include direct public sources (e.g. through redevelopment or assessment districts) as a means of overcoming minor street deficiencies.
4. Policies for minor streets are intended to reflect options for reducing through traffic on minor streets between intersections with Arterials. This policy seeks to eliminate the use of minor streets as thoroughfares through residential areas where they extend parallel to nearby arterials or collectors for many blocks and are often used as substitutes for arterials or collectors.

The Specific Plans for development west of I-5 incorporate most of these policies. Lathrop does not have a Redevelopment Plan and none is proposed in the future. On the east side of I-5, new developments have incorporated these policies in their plans especially taking into account the impact on existing residential streets. In new developments, the developer is responsible for street improvements. The intent in designing of minor streets is to not encourage their use as thoroughfares through residential areas.

GOAL NO. 7 – SEISMIC HAZARDS

Goals for achieving and maintaining safety from seismic events include preventing serious injury, loss of life, serious damage to critical facilities involving large assemblies of people, and loss of continuity in providing services.

1. The city will inventory all buildings which are unsound under conditions of “moderate” seismic activity, buildings having questionable structural resistance should be considered for either rehabilitation or demolition. Structures determined by the City’s Building Official to be structurally unsound are to be reported to the owner and recorded with the County Recorder to ensure that future owners are made aware of hazardous conditions and risks.

The only buildings that do not meet current seismic standards are those on the east side of I-5 that were constructed prior to current seismic Building Code requirements. As existing buildings are remodeled, expanded, or there is a major change of use, seismic evaluation and upgrading may be required by the Building Official. These would include any unreinforced masonry buildings (URM).

2. All building construction shall conform to the latest seismic requirements of the California Building Code as a minimum standard.

The City uses the latest edition of the CBC in evaluating the seismic standards for a new structure. In 2008, the City will adopt the ICC which will become the CBC.

3. The present building height limit of 50 feet shall be maintained, with a maximum of four stories. This policy should stay in force until such time that high rise construction is desired and capability for evacuation and fire fighting in upper stories is possible through the availability of appropriate equipment.

All new development plans and building permit plans are referred to the Fire Department for its review and evaluation. Depending on the type of building, the use of the building, and physical characteristics such as height, they will recommend fire safety measures and may require a reduction in the height of the building if they feel they cannot adequately protect the building and public in case of an emergency. An additional requirement that is already in place is that no structure can be built, over fifty (50) feet in height, until an aerial device (truck) is in-service within the fire district.

4. Facilities necessary for emergency service should be capable of withstanding a maximum credible earthquake and remain operational to provide emergency response.

A new fire station has recently been completed on the west side of I-5 that conforms to this criteria. The J Street fire station was built in the mid 1970s and met the code of the time. It is a concrete-reinforced block structure and was in service during the Loma-Prieta earthquake and suffered no damage.

Preliminary soil compaction tests and geotechnical analysis of soil conditions shall be submitted as part of the justification for development proposals contained in any Specific Plan.

All grading and building permits issued under any Specific Plan must conform with this policy.

5. Soil compaction tests, and geotechnical analysis of soil conditions and behavior under seismic conditions shall be required of all subdivisions and of all commercial, industrial and institutional structures over 6,000 square feet in area (or in the case of institutional structures, those which hold 100 or more people).

The City requires soil compaction tests for most structures. Institutional structures which are constructed by the Manteca Unified School District do not come under the jurisdiction of the City.

6. A preliminary soils report is to be prepared by a registered geo-technical engineer for any residential development project, based upon adequate test borings. The soil investigation shall be prepared by a state-registered civil engineer and shall recommend corrective action likely to prevent structural damage to each dwelling to be constructed.

The Building Official requires soils investigation depending on the findings on the preliminary soils report, and as required by the California Building Code.

7. A preliminary geologic report, prepared by a state-certified engineering geologist and based on adequate test borings, shall be submitted to the Building Official for every subdivision, planned development or other residential project at the time of submitting a tentative map or other type of development application to the City.

The geologic report will be reviewed by the City Engineer and Building Official for conformance with all codes.

8. If the preliminary geologic report indicates the presence of critically expansive soils or other soil problems (e.g., potential for liquefaction) which if not corrected could lead to structural defects, the developer shall provide such additional soils investigation for each development site as may be requested by the Building Official.

It is up to the discretion of the Building Official to require additional soils investigation if there is some doubt regarding the stability of the soil.

9. The provisions of policy Nos. 6 to 9 above shall be applicable to all commercial, industrial, institutional and public development projects.

Provisions 6 to 9 are applicable to not only commercial and industrial but also to residential development. If the institutional development is by the Manteca Unified School District or

the Banta School District, the City has no jurisdiction and these provisions do not apply. They would be regulated by the State of California.

10. The City should adopt an Earthquake Disaster Plan in coordination with San Joaquin County and local special districts.

The City has prepared a Disaster Plan and has trained key personnel in their roles in the Plan.

11. All lines which are part of the domestic water distribution system should be looped to assure adequate pressure in the event of a major fire, earthquake or explosion.

The water lines in a majority of the City consist of a loop system. When and where feasible, steps will/are being taken to complete the system.

GOAL NO. 8 – PUBLIC SAFETY HAZARDS

Policies

1. The City will continue to give high priority to the support of police protection, and to fire suppression and prevention and life safety functions of the Fire District. Ultimate expansion of the City's fire service is to include additional stations affording adequate response within and maximum of 3 to 4 minutes to all parts of the urban area.

One of the mitigation measures in the EIRs for the Specific Plans on the west side of I-5 is for the construction of new fire stations and paying the cost of additional fire and police personnel. A new fire station has recently been completed in Mossdale Landing in conformance with this mitigation. As additional homes are constructed on the west side additional facilities will be required.

The ultimate expansion of the City's Police Services is to include the City of Lathrop minimum staffing requirements for service of 1.5 sworn officers to every 1000 residents of the city. This to include the necessary support personnel and adequate facilities to accommodate necessary staffing to service all parts of the urban area.

2. The City will work to maintain a fire flow standard of 3,000 gpm for all commercial and industrial areas of the community, and 1,500 gpm for residential areas, to assure the capability to suppress urban fires. In strategic areas, the City should provide above ground water storage capacities sufficient to supply the City for required durations.

The City meets the standard for commercial, industrial and residential areas. Water tanks are provided on both the west and east side of I-5 to assure sufficient water supply.

3. The City will maintain a street system which is capable of providing access to any fires that may develop within the urban area, and which is capable of providing for the adequate evacuation of residents in the event of an emergency condition of magnitude.

The City has a very functional street system that will adequately serve the City during emergency operations. Street improvements are being made in the older area on the east side of I-5 when new development occurs resulting in the improvement of emergency personnel access.

4. The City will continue to maintain and update emergency service plans, including plans for managing emergency operations, the handling of hazardous materials and the rapid cleanup of hazardous materials spills.

The Fire and Police Departments have emergency service plans that are updated on a regular basis.

5. The City will continue to cooperate with the County of San Joaquin and other agencies in pre-disaster planning activities such as evacuation required in the event of a serious breach of an upstream dam capable of flooding the community.

The City has an Emergency Operations Plan to deal with community and area wide disasters. The City will cooperate with the County during any disaster situation.

6. The City will seek to reduce the risks and potential for hazards to the public through planning and zoning practices and regulations which avoid hazardous land use relationships and by the continued and timely adoption of new edition building and fire codes.

The risk from hazards are an important element in considering land use and zoning issues. The City and Fire District adopts new codes when they become available and have been reviewed by key personnel in the building and fire departments.

7. Neighborhood watch programs will be encouraged in all residential areas of the City.

The City has a neighborhood watch program in residential areas administered by the Community Resource Officer.

GOAL NO. 9 – NOISE HAZARDS

The Goals of the Noise Section of the Hazard Management Element of the General Plan are to protect citizens from the harmful effects of exposure to excessive noise and to protect the economic base of the City by preventing the encroachment in incompatible land uses near noise-producing roadways, industries, the railroad and other sources.

The City's policy is to require new development to conform to the noise standards of the General Plan.

Policies

1. Areas within the City shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding 60 dB CNEL or the performance standards prescribed in Table VI-I.

The City requires all noise impacted sites, especially those developed with residential uses, to conform to the noise level standards in the General Plan and the Uniform Building Code.

2. New development of residential or other noise sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into project designs to reduce noise to the levels in the General Plan.

New residential developments in all areas of Lathrop must go through an entitlement process that requires environmental review under CEQA. A noise analysis is prepared if there are significant noise impacts and mitigation measures are imposed to reduce those levels to a less than significant level. The noise levels that must be mitigated are those listed in the General Plan.

3. New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB CNEL in areas containing residential or other noise-sensitive land uses. Additionally, new noise generating land uses which are not preempted from local noise regulation by the State of California will not be permitted if resulting noise levels will exceed the performance standards in areas containing residential or other noise-sensitive land uses.

In industrial districts, no use shall be permitted which is found by the Planning Commission to be injurious to persons residing or working in the vicinity by reason of noise or vibrations.

4. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with the recommendations of the California Office of Noise Control.

The standards recommended by the California Office of Noise Control are used by the Building Department in reviewing plans for buildings that are exposed to excessive noise and must reduce interior and exterior noise levels to conform to the performance standards in the General Plan.

4. New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.

The City of Lathrop is diligent in purchasing equipment that incorporates the latest noise reduction technology standards.

Annual Progress Report¹
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: _____ City of Lathrop _____

Address: _____ 390 Towne Centre Drive, Lathrop, CA 95330 _____

Contact: _____ Marilyn Ponton _____ Title: _____ Community Development Dir. _____

Phone: _____ 209-941-7200 Ext. 7292 _____ E-mail: _____ mponton@ci.lathrop.ca.us _____

Report Period: _____ 7/1/05 _____ To: _____ 6/30/06 _____

The following should be included in the report:

A. Progress in meeting Regional Housing Need.

1. Total number of new housing permits issued by type.
Multi-Family Permits issued # 5 = 4 duplex & 1 triplex
Single-Family Permits Issued = 691
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Type	Number of New Housing Permits Issued by Income Range			
	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Single Family				691
Duplex			8 units	
Multifamily			3 units	
Mobile Home			0	

¹ Suitable for submission for Workforce Housing Program and to meet HCD Annual Report Requirements

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate).

Income Group	RHNA	New Construction Units Permitted During Reporting Period	Remaining New Construction Needed
Very Low	188	0	188
Low	158	0	154
Moderate	189	11	178
Above Moderate	209	691	0

Note: 1. We have had several moderate infill single-family homes constructed but they were outside the time frame for this reporting period.

2. Lathrop has 35 families using the housing assistance program (Section 8) through the County.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.
2. Assess effectiveness of actions and outcomes.

1. Goal/Objective		
Program	Original Implementation Date	Progress
SEE ATTACHMENT #1		

C. Progress toward mitigating governmental constraints identified in the housing element.

Identified Constraint	Mitigation Progress
Time to process plans	Expedited Plan Review 2.5 weeks
Building Permits	Over the counter building permits include re-roofing, stucco, windows, heating & air conditioning, and minor electrical repair.
Occupancy Permits	In 48 hours

D. Any other housing related ordinances or actions by the City Council/Board of Supervisors that would affect the housing element.

1. Continue participation in the CDBG and HOME Rehabilitation Programs.

2. Historic Lathrop Loan Program that provides a low interest loan up to \$25,000 to pay half of City plan check fees, capital facility fees, including any needed sewer.
3. Historic Lathrop Overlay District for low and medium density residential zoned property located on the east side of the City of Lathrop. The overlay zone includes subdivided lots that permit property owners to increase the size of their existing house and vacant infill parcels that can be developed into small lot, zero lots, or zipper lots. Development standards for multi-family land uses include as townhouses, condominiums, apartments, cluster housing, and duets units. This ordinance was supported by the Mayor's Committee on Historic Lathrop. The City Council adopted the ordinance which became effective January 6, 2006. This ordinance will make it easier for property owners to develop their property.

ATTACHMENT #1

Goal/Objective		
Program	Original Implementation Date	Progress
Goal 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY It is the Goal of the City Of Lathrop to concentrate its efforts to increase the availability of permanent housing for all community residents.		
Objective 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.		
PROGRAM: The City will apply for the new funding, which will be made available through Proposition 46. For example, investigate the CalHome program to allow for First-time homebuyer assistance to families living in Lathrop. In addition, in partnership with an interested non-profit developer, apply to the MHP program for the development of low-income housing. Finally, as affordable units are developed, apply for the Workforce Housing Rewards Program to garner grant money to improve the older Lathrop district.		
Implementation Date: January 2005	Progress: Provide copies of the CalHome program at the Planning counter to the public and by mail if requested.	
PROGRAM: The City Of Lathrop participates in the San Joaquin County Consortium. Each year, the City is allocated both CDBG and HOME funds to be used for community programs. HOME funds must be used for housing related programs. In order to attract affordable development, the City will make available entitlement dollars that can be used for developing affordable housing.		
Implementation Date: July 2005 to June 2006	Progress: Home Funds \$29,202 and CDBG rehab. \$62,998	
PROGRAM: Continue to offer predevelopment meetings to developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, city standards, necessary public improvements, and funding strategies.		
Implementation Date: January 2004	Progress: Encourage developers to meet with pertinent staff to discuss funding strategies, project design, etc.	
Objective 1-2: Provide home ownership opportunities whenever possible.		
PROGRAM: The participants in the Pacific Housing Finance agency by renewing their membership each year, thereby allowing qualified households in Lathrop to be able to gain assistance purchasing a home.		
Implementation Date: January 2004	Progress: Continued to participation in the program.	
PROGRAM: Investigate allocating HOME funds from the County Consortium or applying to establish a First-Time-Home-Buyer program that would provide down payment assistance in purchasing homes.		

Implementation Date: December 2004	Progress: Continue to work with HOME funds program.
PROGRAM: Consider the feasibility of an inclusionary zoning program for the development of affordable housing.	
Implementation Date: December 2004	Progress: Inclusionary zoning will be considered during the Housing Element Update. Based on the Housing Element, inclusionary zoning may be added to the Zoning Ordinance.
PROGRAM: Arrange an annual meeting with representatives of the Board of Realtors, and other community development agencies to tract regional development.	
Implementation Date: December 2004	Progress: The City coordinates with surrounding cities and San Joaquin County on the regional development of housing and other related issues.
Objective 1-3: Encourage the development of housing and programs to assist special needs persons.	
PROGRAM: Contact homeless service providers in Manteca and Stockton to determine the number of homeless persons who have been resident of Lathrop. Prepare a comprehensive report with recommendations for submittal to the City Council.	
Implementation Date: January 2004	Progress: Lathrop has a very low incidence of homeless persons estimated at one person during the last census. Regarding homeless issues, Lathrop would consult with homeless service providers in surrounding cities and the county if homeless persons in Lathrop need assistance.
PROGRAM: Actively support efforts of homeless service providers in establishing a short-term bed facility for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled. Identify potential land that can be used for a homeless or transition shelter.	
Implementation Date: Identify site by Dec. 2006	Progress: The City will work with homeless providers if the need for homeless services develops in the future.
PROGRAM: Investigate incentives such as density bonus units, fee underwriting, fee deferral, fast-tracking and reporting procedures than can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.	
Implementation Date: January 2005	Progress: All housing projects are fast tracked. The steps necessary to qualify for a density bonus are discussed with all housing developers who are encouraged to take advantage of the program.
PROGRAM: Amend the City's current housing rehabilitation program guidelines to include a grant to very low income disabled persons and senior citizens to improve accessibility and safety.	
Implementation Date: January 2005	Progress: The rehabilitation money goes to the County and must conform to their guidelines.

	The City would encourage the money to be used for low income disabled persons and senior citizens for accessibility and safety improvements.
PROGRAM: Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.	
Implementation Date: January 2004	Progress: Per the Zoning Ordinance, a residential care facility is a permitted use in all residential districts for up to 6 occupants and Conditional Use Permit for 7 occupants or more. Lathrop's program is in conformance with State requirements.
PROGRAM: Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	
Implementation Date: June 2004	Progress: As far as the City is aware, it's ordinances, codes, policies and procedures comply with reasonable accommodation for disabled persons
PROGRAM: Work with farm owners and central labor providers to determine the number of farm workers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.	
Implementation Date: March 2005	Progress: There is very little farm land under cultivation in Lathrop. Most of the farm land is in the process of being developed and not being cultivated. If the City was aware of the need for housing for farm workers necessary steps would be taken.
PROGRAM: The City in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farm worker Grant Program.	
Implementation Date: June 2005	Progress: Because of the lack of farm workers in Lathrop, there is no current need for farm worker housing. The city will work with the Joe Serna Farm Worker Grant Program in the surrounding communities where farm labor housing is more feasible.
Objective 1-4: Assist the Housing Authority of the County of San Joaquin to meet the growing demand for public housing units and rental assistance through the voucher programs.	
PROGRAM: Work with the San Joaquin Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	

Implementation Date: Ongoing	Progress: The City has very few apartment units or single-family homes for rent. When rental units become available the City will work diligently towards obtaining Housing Vouchers.
Goal 2: REMOVE CONSTRAINTS The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.	
Objective 2-1: Provide the citizens in the City of Lathrop with reasonably priced housing opportunities within the financial capacity of all members of the community.	
Policy 2-1-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	
PROGRAM: Monitor average processing times for discretionary development permits on an annual basis.	
Implementation Date: Ongoing	Progress: Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frame for CEQA and legal noticing. The City encourages concurrent applications as part of the entitlement process.
PROGRAM: Design the discretionary permit process system to promote a coordinated review process among affected City departments to reduce delays and processing time.	
Implementation Date: Ongoing	Progress: Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frame for CEQA and legal noticing.
PROGRAM: Implement provisions of state law that exempt certain affordable housing projects from CEQA, if specified criteria are met.	
Implementation Date: Ongoing	Progress: The City complies with this and will exempt any affordable housing project from CEQA if the specific criteria are met. This will be determined during the staff review process.
PROGRAM: In order to facilitate and encourage the provision of emergency shelters and transitional shelters, the City shall amend the current zoning code to specifically identify this type of shelter as allowable uses in the Multi-family Zone with Administrative Approval.	
Implementation Date: Ongoing	Progress: By State regulations, a group home for up to six residents, is a permitted use in a residential zone without the requirement for administrative approval. The City has not received any requests for a group home for an

	emergency or transitional shelter in a multi-family zone. If a request was received for a group home for over six residents, the City would consider an amendment to the Zoning Code at that time.
Policy 2-1-2: To preserve affordability, provide incentives (e.g. – density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very-low and/or Low income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time.	
Implementation Date: Ongoing	Progress: Lathrop will provide a density bonus, per State law, to all developers of residential projects who agree to provide units affordable to very low and/or low income households. Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frame for CEQA and legal noticing. The City also encourages concurrent applications where applicable.
Policy 2-1-3: Consider the impact on housing affordability of all regulatory and fee changes, policies, and development projects.	
Program: Develop a housing affordability impact review system that will review the actions of all City departments during the review and approval process.	
Implementation Date: Ongoing	Progress: The review of housing projects by City departments is performed in a quick and efficient manner. The system is constantly being reviewed for improvement.
Policy 2-1-4: Encourage the development of second dwelling units to provide additional affordable housing opportunities.	
PROGRAM: Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.	
Implementation Date: Ongoing	Progress: The City encourages developers to provide second units in their projects.
Policy 2-1-5: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	
PROGRAM: Provide incentives to developers who agree to construct at least 10 percent of total units toward very low and low-income or senior citizen affordable units.	
Implementation Date: Ongoing	Progress: In cases where developers provide ten percent (10%) of the units to Very Low or Low income residents or to senior citizens, density bonuses will be provided.
Objective 2-2: Provide technical assistance to developers, nonprofit organizations, or	

other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.	
Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.	
PROGRAM: Publish the City's Housing element and updates, Annual Action Plan and respective notices. Provide an annual funding application workshop for interested agencies and developers.	
Implementation Date: Ongoing	Progress: The Housing Element is available on the City's web site for review by the public. Copies are also available at City Hall. Developers in Lathrop provide their own source of funding for prospective buyers.
GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING It is the goal of the City Of Lathrop to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.	
Objective 3-1: Provide information to for-profit developers and other housing providers on available vacant land.	
Policy 3-1-1: Monitor and update the inventory of vacant lands.	
Program: Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Monitor the status of the underutilized land, if the land becomes available notify developers on the list so as to encourage further development of affordable housing within the City.	
Implementation Date: June 2004, Ongoing	Progress: There has been no interest in Lathrop by non-profit developers to construct affordable housing even though land is available for affordable housing.
Objective 3-2: Continue to provide opportunities for mixed-use developments.	
Policy 3-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.	
Program: Continue to encourage development of well planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for increased building height, and greater floor area ratios in these zones as in the Village Commercial Zone in the Mossdale Landing Specific Plan, In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures.	
Implementation Date: First Quarter 2004, Ongoing	Progress: The Specific Plans for development on the west side of I-5 provide for a combination of residential, commercial, office and service type uses that provide a mixture of compatible uses for the benefit of nearby

	<p>residents and residents throughout Lathrop. The commercial and office uses will provide employment opportunities for residents to reduce the burden of commuting out of the area for employment opportunities. On the West Side, residential buildings up to a height of four stories is permitted which assists the developer in reaching a high density for residential development. Processing under the Specific Plans, is fast and efficient.</p>
<p>Objective 3-3: Provide sufficient amount of zoned land to accommodate development for all housing types and income levels.</p>	
<p>Policy 3-3-1: : Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary</p>	
<p>Program: Monitor the amount of land zoned for both single-family and multi-family development and initiate zone changes to accommodate affordable housing. Utilizing the program referenced in Policy 1-1-1, "ensure that a sufficient amount of residentially zoned land is maintained."</p>	
<p>Implementation Date: Quarterly</p>	<p>Progress: The City has had land zoned for residential development and Specific Plans for new housing to accommodate single-family and multi-family residential development through 2020 and beyond. There is also substantial residential land on the east side of Lathrop that is underdeveloped and, under the Historic Lathrop Overlay Zone. It has the potential for increased density for cluster housing and single-family homes on small lots.</p>
<p>Policy 3-3-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA.</p>	
<p>Program: Implement the <u>minimum</u> development densities established for each residential zoning district and prohibit development at a lower density.</p>	
<p>Program: Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property without a concomitant up-zoning of a comparable property.</p>	
<p>Implementation Date: Immediate and on-going</p>	<p>Progress: During the review period there has been no down-zoning of residential property. There have been two recent cases of the re-zoning of commercial land to residential designation.</p>
<p>GOAL4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS It is the goal of the City Of Lathrop to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.</p>	
<p>Objective 4-1: Preserve existing neighborhoods</p>	
<p>Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.</p>	

Program: Establish a taskforce to examine the rejuvenation of the Lathrop Downtown area. This taskforce will be assembled to examine code enforcement issues, propose suggestions on the beautification and rehabilitation of the area, and preserve the historic character of Lathrop.	
Implementation Date: December 2004	Progress: During the review period there has been no down-zoning of residential property. There have been three cases of an increase of residential density on specific properties. The establishment of the Historic Lathrop Overlay District is an attempt to rejuvenate and rehabilitate the older residential area of Lathrop. Lathrop does not have a historic downtown area.
Policy 4-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	
Program: Establish a full time code enforcement officer who will vigorously enforce the building and zoning codes in areas where dilapidation may be occurring.	
Implementation Date: December 2004	Progress: The City has established a Code Enforcement Division in the Community Development Department. The Division consists of two code enforcement staff and a support person. The Building Code is enforced by the Building Inspectors.
Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.	
Program: Supply energy conservation awareness brochures in all public meeting places.	
Implementation Date: June 2004	Progress: All new homes constructed in Lathrop must comply with the latest codes regarding energy conservation. Any additions to homes and major improvements must also comply with energy conservation requirements.
Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City Of Lathrop.	
Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.	
Program: Continue to make available and aggressively market CDBG single-family housing rehabilitation funds. Rehabilitate 15 units during the five-year lifespan of the Housing Element.	
Implementation Date: Annually with funding cycle.	Progress: The City's CDBG records indicate that there have been twenty-five(25) single-family homes (including mobile homes) been rehabilitated through 2006. This is an ongoing program that will continue as long as the money is available.

Program: Aggressively market the Housing Rehabilitation program in targeted areas with need for rehabilitation as identified by City Staff.	
Implementation Date: June 2004	Progress: The Housing Rehabilitation program is being utilized primarily in the older historic area of Lathrop. The program is implemented primarily by inquire of residents and property owners in the area.
Program: Coordinate housing rehabilitation programs with code enforcement efforts and combined both targeted and city wide effort neighborhood participation. Continue to provide funding and support for the rehabilitation of mobile homes.	
Implementation Date: Ongoing	Progress: Code enforcement is being used for the improvement of targeted neighborhoods on a city wide basis. More than half of the homes that have been rehabilitated have been mobile homes.
Program: Expand rehabilitation program eligibility to include rental properties.	
Implementation Date: Starting with the funding cycle in 2004.	Progress: Rental housing is included in the rehabilitation program.
GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION It is the goal of the City Of Lathrop to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size or any other arbitrary factors.	
Objective 5-1: Eliminate housing discrimination	
Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.	
Program: Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	
Implementation Date: Starting with the funding cycle in 2004.	Progress: The City is diligent in informing recipients of locally administered housing assistance funds of the fair housing law.
Program: Acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed to all types of outreach events including health fairs, and City sponsored events. Distribute materials to public locations such as the library and senior center, multi-family housing, and the City Hall.	
Implementation Date: October 2004	Progress: The City has information flyers available for public use. The City has developed a brochure explaining the funding assistance available in the Historic Lathrop Overlay District.
Program: Continue to refer all housing discrimination referrals to the City Principal	

Planner (currently the Community Development Director) who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	
Implementation Date: Ongoing	Progress: The City has not received any housing discrimination referrals during the review period. If any are received they will be referred to the proper authority.
Program: Fund, support and promote programs to “affirmatively further” fair housing thorough (1) outreach and education, (2) an easy public complaint system, and (3) tracking activities and complaints for follow-up action.	
Implementation Date: Ongoing	Progress: City staff is always available to listen and act on any public complaints regarding fair housing. Complaints will be taken and acted upon quickly.
GOAL 6: ENCOURAGE AND ENHANCE COORDINATION It is the goal of the City Of Lathrop to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.	
Objective 6-1: Maximize coordination and cooperation among housing providers and program managers.	
Policy 6-1-1: Continue to support the Housing Authority of the County of San Joaquin to provide housing assistance to extremely low, very low, low and moderate-income households.	
Program: Maintain membership in the Housing Authority to qualify City residents for Section 8-existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	
Implementation Date: Immediate and Ongoing	Progress: The City maintains membership in the Housing Authority and there is Section 8 housing assistance available. There are currently 35 families renting housing in Lathrop under Section 8.
Policy 6-1-2: Continue to support non-profit cooperation in the development of affordable housing.	
Implementation Date: Immediate and Ongoing	Progress: There is presently no non-profit organization developing affordable housing in Lathrop. Any interested organization will get full support from the City.
Objective 6-2: Achieve jobs/housing balance.	
Policy 6-2-1: Cooperate with large employers and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of newly created job opportunities and consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.	
Program: Coordinate annual workshop with employees, members of the housing community and City officials to identify the housing needs of community.	

Implementation Date: Annually starting 2004	Progress: The Community Development Department Staff meets on a regular basis to discuss the housing needs of the community. When the Specific Plans on the west side of I-5 are fully implemented, the City should achieve a balance of housing and job opportunities.
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Annual Progress Report¹
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: City of Lathrop

Address: 390 Towne Centre Drive, Lathrop, CA 95330

Contact: Marilyn Ponton Title: Community Development Dir.

Phone: 209-941-7200 Ext. 7292 E-mail: mponton@ci.lathrop.ca.us

Report Period: 7/1/06 To: 6/30/07

The following should be included in the report:

A. Progress in meeting Regional Housing Need.

1. Total number of new housing permits issued by type.
Multi-Family Permits issued 0 = 0
Single-Family Permits Issued = 299
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Type	Number of New Housing Permits Issued by Income Range			
	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Single Family				299
Duplex			0	
Multifamily			0	
Mobile Home			0	

¹ Suitable for submission for Workforce Housing Program and to meet HCD Annual Report Requirements

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate).

Income Group	RHNA	New Construction Units Permitted During Reporting Period	Remaining New Construction Needed
Very Low	188	0	188
Low	158	0	154
Moderate	189	0	178
Above Moderate	209	299	0

Note: Lathrop has 35 families using the housing assistance program (Section 8) through the County.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.
2. Assess effectiveness of actions and outcomes.

1. Goal/Objective		
Program	Original Implementation Date	Progress
SEE ATTACHMENT #1		

C. Progress toward mitigating governmental constraints identified in the housing element.

Identified Constraint	Mitigation Progress
Time to process plans	Expedited Plan Review 2.5 weeks
Building Permits	Over the counter building permits include re-roofing, stucco, windows, heating & air conditioning, and minor electrical repair.
Occupancy Permits	In 48 hours

D. Any other housing related ordinances or actions by the City Council/Board of Supervisors that would affect the housing element.

1. Continue participation in the CDBG and HOME Rehabilitation Programs.
2. Historic Lathrop Loan Program that provides a low interest loan up to \$25,000 to pay half of City plan check fees, capital facility fees, including any needed sewer.

3. Historic Lathrop Overlay District for low and medium density residential zoned property located on the east side of the City of Lathrop. The overlay zone includes subdivided lots that permit property owners to increase the size of their existing house and vacant infill parcels that can be developed into small lot, zero lots, or zipper lots. Development standards for multi-family land uses include as townhouses, condominiums, apartments, cluster housing, and duets units. This ordinance was supported by the Mayor's Committee on Historic Lathrop. The City Council adopted the ordinance which became effective January 6, 2006. This ordinance will make it easier for property owners to develop their property.

ATTACHMENT #1

Goal/Objective		
Program	Original Implementation Date	Progress
Goal 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY It is the Goal of the City Of Lathrop to concentrate its efforts to increase the availability of permanent housing for all community residents.		
Objective 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.		
PROGRAM: The City will apply for the new funding, which will be made available through Proposition 46. For example, investigate the CalHome program to allow for First-time homebuyer assistance to families living in Lathrop. In addition, in partnership with an interested non-profit developer, apply to the MHP program for the development of low-income housing. Finally, as affordable units are developed, apply for the Workforce Housing Rewards Program to garner grant money to improve the older Lathrop district.		
Implementation Date: January 2005	Progress: Provide copies of the CalHome program at the Planning counter to the public and by mail if requested.	
PROGRAM: The City Of Lathrop participates in the San Joaquin County Consortium. Each year, the City is allocated both CDBG and HOME funds to be used for community programs. HOME funds must be used for housing related programs. In order to attract affordable development, the City will make available entitlement dollars that can be used for developing affordable housing.		
Implementation Date: July 2005 to June 2006	Progress: Home Funds \$29,202 and CDBG rehab. \$61,330	
PROGRAM: Continue to offer predevelopment meetings to developers with various City staff representing numerous City departments (e.g. planning, building, engineering, etc.) to discuss project design, city standards, necessary public improvements, and funding strategies.		
Implementation Date: January 2004	Progress: Encourage developers to meet with pertinent staff to discuss funding strategies, project design, etc. May go through a pre-application process to review a prospective project.	
Objective 1-2: Provide home ownership opportunities whenever possible.		
PROGRAM: The participants in the Pacific Housing Finance agency by renewing their membership each year, thereby allowing qualified households in Lathrop to be able to gain assistance purchasing a home.		
Implementation Date: January 2004	Progress: The City continues to participate in the program.	
PROGRAM: Investigate allocating HOME funds from the County Consortium or applying to establish a First-Time-Home-Buyer program that would provide down payment assistance in purchasing homes.		
Implementation Date:	Progress: Continue to work with HOME funds	

December 2004	program.
PROGRAM: Consider the feasibility of an inclusionary zoning program for the development of affordable housing.	
Implementation Date: December 2004	Progress: Inclusionary zoning will be considered during the Housing Element Update. Based on the Housing Element, inclusionary zoning may be added to the Zoning Ordinance.
PROGRAM: Arrange an annual meeting with representatives of the Board of Realtors, and other community development agencies to tract regional development.	
Implementation Date: December 2004	Progress: The City coordinates with surrounding cities and San Joaquin County on the regional development of housing and other related issues.
Objective 1-3: Encourage the development of housing and programs to assist special needs persons.	
PROGRAM: Contact homeless service providers in Manteca and Stockton to determine the number of homeless persons who have been resident of Lathrop. Prepare a comprehensive report with recommendations for submittal to the City Council.	
Implementation Date: January 2004	Progress: Lathrop has a very low incidence of homeless persons estimated at one person during the last census. Regarding homeless issues, Lathrop would consult with homeless service providers in surrounding cities and the county if homeless persons in Lathrop increase and they need assistance.
PROGRAM: Actively support efforts of homeless service providers in establishing a short-term bed facility for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled. Identify potential land that can be used for a homeless or transition shelter.	
Implementation Date: Identify site by Dec. 2006	Progress: The City will work with homeless providers if the need for homeless services develops in the future.
PROGRAM: Investigate incentives such as density bonus units, fee underwriting, fee deferral, fast-tracking and reporting procedures than can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.	
Implementation Date: January 2005	Progress: All housing projects are fast tracked. The steps necessary to qualify for a density bonus are discussed with all housing developers who are encouraged to take advantage of the program.
PROGRAM: Amend the City's current housing rehabilitation program guidelines to include a grant to very low income disabled persons and senior citizens to improve accessibility and safety.	
Implementation Date: January 2005	Progress: The rehabilitation money goes to the County and the use of the money must conform to their guidelines. The City would encourage

	the money to be used for low income disabled persons and senior citizens for accessibility and safety improvements.
PROGRAM: Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.	
Implementation Date: January 2004	Progress: Per the Zoning Ordinance, a residential care facility is a permitted use in all residential districts for up to 6 occupants and Conditional Use Permit for 7 occupants or more. Lathrop's program is in conformance with State requirements.
PROGRAM: Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	
Implementation Date: June 2004	Progress: As far as the City is aware, it's ordinances, codes, policies and procedures comply with reasonable accommodation for disabled persons
PROGRAM: Work with farm owners and central labor providers to determine the number of farm workers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.	
Implementation Date: March 2005	Progress: There is very little farm land under cultivation in Lathrop. Most of the farm land is in the process of being developed and not being cultivated. If the City was aware of the need for housing for farm workers necessary steps would be taken.
PROGRAM: The City in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farm worker Grant Program.	
Implementation Date: June 2005	Progress: Because of the lack of farm workers in Lathrop, there is no current need for farm worker housing. The city will work with the Joe Serna Farm Worker Grant Program in the surrounding communities where farm labor housing is more feasible.
Objective 1-4: Assist the Housing Authority of the County of San Joaquin to meet the growing demand for public housing units and rental assistance through the voucher programs.	
PROGRAM: Work with the San Joaquin Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	
Implementation Date:	Progress: The City has very few apartment

Ongoing	units or single-family homes for rent. When rental units become available the City will work diligently towards obtaining Housing Vouchers for those in need of rental assistance.
Goal 2: REMOVE CONSTRAINTS The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.	
Objective 2-1: Provide the citizens in the City of Lathrop with reasonably priced housing opportunities within the financial capacity of all members of the community.	
Policy 2-1-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	
PROGRAM: Monitor average processing times for discretionary development permits on an annual basis.	
Implementation Date: Ongoing	Progress: Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frame for CEQA and legal noticing. The City encourages concurrent applications as a time saving program as part of the entitlement process.
PROGRAM: Design the discretionary permit process system to promote a coordinated review process among affected City departments to reduce delays and processing time.	
Implementation Date: Ongoing	Progress: Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frame for CEQA and legal noticing. Periodic meetings are held with key staff of city departments to discuss their concerns on permits during processing.
PROGRAM: Implement provisions of state law that exempt certain affordable housing projects from CEQA, if specified criteria are met.	
Implementation Date: Ongoing	Progress: The City complies with this and will exempt any affordable housing project from CEQA if the specific criteria are met under the CEQA Guidelines. This will be determined during the staff review process.
PROGRAM: In order to facilitate and encourage the provision of emergency shelters and transitional shelters, the City shall amend the current zoning code to specifically identify this type of shelter as allowable uses in the Multi-family Zone with Administrative Approval.	
Implementation Date:	Progress: By State regulations, a group home

Ongoing	for up to six residents, is a permitted use in a residential zone without the requirement for administrative approval. The City has not received any requests for a group home for a emergency or transitional shelter in a multi-family zone. If a request was received for a group home for over six residents, the City would consider an amendment to the Zoning Code at that time.
Policy 2-1-2: To preserve affordability, provide incentives (e.g. – density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very-low and/or Low income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time.	
Implementation Date: Ongoing	Progress: Lathrop will provide a density bonus, per State law, to all developers of residential projects who agree to provide units affordable to very low and/or low income households. Lathrop has a very short processing time for all projects. The City continually endeavors to process applications as quickly as possible and still comply with time frame for CEQA and legal noticing. The City also encourages concurrent applications where applicable.
Policy 2-1-3: Consider the impact on housing affordability of all regulatory and fee changes, policies, and development projects.	
Program: Develop a housing affordability impact review system that will review the actions of all City departments during the review and approval process.	
Implementation Date: Ongoing	Progress: The review of housing projects by City departments is performed in a quick and efficient manner. The system is constantly being reviewed for improvement.
Policy 2-1-4: Encourage the development of second dwelling units to provide additional affordable housing opportunities.	
PROGRAM: Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.	
Implementation Date: Ongoing	Progress: The City encourages developers to provide second units in their projects.
Policy 2-1-5: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	
PROGRAM: Provide incentives to developers who agree to construct at least 10 percent of total units toward very low and low-income or senior citizen affordable units.	
Implementation Date:	Progress: In cases where developers provide

Ongoing	ten percent (10%) of the units to Very Low or Low income residents or to senior citizens, density bonuses will be provided.
Objective 2-2: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.	
Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.	
PROGRAM: Publish the City's Housing element and updates, Annual Action Plan and respective notices. Provide an annual funding application workshop for interested agencies and developers.	
Implementation Date: Ongoing	Progress: The Housing Element is available on the City's web site for review by the public. Copies are also available at City Hall. Developers in Lathrop provide their own source of funding for prospective buyers.
GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING It is the goal of the City Of Lathrop to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.	
Objective 3-1: Provide information to for-profit developers and other housing providers on available vacant land.	
Policy 3-1-1: Monitor and update the inventory of vacant lands.	
Program: Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Monitor the status of the underutilized land, if the land becomes available notify developers on the list so as to encourage further development of affordable housing within the City.	
Implementation Date: June 2004, Ongoing	Progress: There has been no interest in Lathrop by non-profit developers to construct affordable housing even though land is available for affordable housing.
Objective 3-2: Continue to provide opportunities for mixed-use developments.	
Policy 3-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.	
Program: Continue to encourage development of well planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for increased building height, and greater floor area ratios in these zones as in the Village Commercial Zone in the Mossdale Landing Specific Plan, In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures.	
Implementation Date: First	Progress: The Specific Plans for development

Quarter 2004, Ongoing	on the west side of I-5 provide for a combination of residential, commercial, office and service type uses that provide a mixture of compatible uses for the benefit of nearby residents and residents throughout Lathrop. The commercial and office uses will provide employment opportunities for residents to reduce the burden of commuting out of the area for employment opportunities. On the West Side, residential buildings up to a height of four stories are permitted which assists the developer in reaching a high density for residential development. Processing under the Specific Plans, is fast and efficient.
Objective 3-3: Provide sufficient amount of zoned land to accommodate development for all housing types and income levels.	
Policy 3-3-1: : Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary	
Program: Monitor the amount of land zoned for both single-family and multi-family development and initiate zone changes to accommodate affordable housing. Utilizing the program referenced in Policy 1-1-1, "ensure that a sufficient amount of residentially zoned land is maintained."	
Implementation Date: Quarterly	Progress: The City has had land zoned for residential development and Specific Plans for new housing to accommodate single-family and multi-family residential development through 2020 and beyond. There is also substantial residential land on the east side of Lathrop that is underdeveloped and, under the Historic Lathrop Overlay Zone. It has the potential for increased density for cluster housing and single-family homes on small lots.
Policy 3-3-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Lathrop RHNA.	
Program: Implement the <u>minimum</u> development densities established for each residential zoning district and prohibit development at a lower density.	
Program: Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property without a concomitant up-zoning of a comparable property.	
Implementation Date: Immediate and on-going	Progress: During the review period there has been no down-zoning of residential property. There have been two recent cases of the re-zoning of commercial land to residential designation.
GOAL4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS It is the goal of the City Of Lathrop to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as	

well as enhance the quality of existing dwelling units and residential neighborhoods.	
Objective 4-1: Preserve existing neighborhoods	
Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.	
Program: Establish a taskforce to examine the rejuvenation of the Lathrop Downtown area. This taskforce will be assembled to examine code enforcement issues, propose suggestions on the beautification and rehabilitation of the area, and preserve the historic character of Lathrop.	
Implementation Date: December 2004	Progress: During the review period there has been no down-zoning of residential property. There have been three cases of an increase of residential density on specific properties. The establishment of the Historic Lathrop Overlay District is an attempt to rejuvenate and rehabilitate the older residential area of Lathrop
Policy 4-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	
Program: Establish a full time code enforcement officer who will vigorously enforce the building and zoning codes in areas where dilapidation may be occurring.	
Implementation Date: December 2004	Progress: The City has established a Code Enforcement Division in the Community Development Department. The Division consists of two code enforcement staff and a support person. The Building Code is enforced by the Building Inspectors.
Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.	
Program: Supply energy conservation awareness brochures in all public meeting places.	
Implementation Date: June 2004	Progress: All new homes constructed in Lathrop must comply with the latest codes regarding energy conservation. Any additions to homes and major improvements must also comply with energy conservation requirements.
Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City Of Lathrop.	
Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.	
Program: Continue to make available and aggressively market CDBG single-family housing rehabilitation funds. Rehabilitate 15 units during the five-year lifespan of the Housing Element.	
Implementation Date: Annually with funding cycle.	Progress: The City's CDBG records indicate that there have been thirty-two (32) single-family homes (including mobile homes) been

	rehabilitated through June 20, 2007. This is an ongoing program that will continue as long as the money is available.
Program: Aggressively market the Housing Rehabilitation program in targeted areas with need for rehabilitation as identified by City Staff.	
Implementation Date: June 2004	Progress: The Housing Rehabilitation program is being utilized primarily in the older historic area of Lathrop. The program is implemented primarily by inquire of residents and property owners in the area.
Program: Coordinate housing rehabilitation programs with code enforcement efforts and combined both targeted and city wide effort neighborhood participation. Continue to provide funding and support for the rehabilitation of mobile homes.	
Implementation Date: Ongoing	Progress: Code enforcement is being used for the improvement of targeted neighborhoods on a city wide basis. More than half of the homes that have been rehabilitated have been mobile homes.
Program: Expand rehabilitation program eligibility to include rental properties.	
Implementation Date: Starting with the funding cycle in 2004.	Progress: Rental housing is included in the rehabilitation program.
GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION It is the goal of the City Of Lathrop to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size or any other arbitrary factors.	
Objective 5-1: Eliminate housing discrimination	
Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.	
Program: Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	
Implementation Date: Starting with the funding cycle in 2004.	Progress: The City is diligent in informing recipients of locally administered housing assistance funds of the fair housing law.
Program: Acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed to all types of outreach events including health fairs, and City sponsored events. Distribute materials to public locations such as the library and senior center, multi-family housing, and the City Hall.	
Implementation Date: October 2004	Progress: The City has information flyers available for public use. The City has developed a brochure explaining the funding

	assistance available in the Historic Lathrop Overlay District.
Program: Continue to refer all housing discrimination referrals to the City Principal Planner (currently the Community Development Director) who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	
Implementation Date: Ongoing	Progress: The City has not received any housing discrimination referrals during the review period. If any are received they will be referred to the proper authority.
Program: Fund, support and promote programs to "affirmatively further" fair housing thorough (1) outreach and education, (2) an easy public complaint system, and (3) tracking activities and complaints for follow-up action.	
Implementation Date: Ongoing	Progress: City staff is always available to listen and act on any public complaints regarding fair housing. Complaints will be taken and acted upon quickly. A record of complaints will be maintained.
GOAL 6: ENCOURAGE AND ENHANCE COORDINATION It is the goal of the City Of Lathrop to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.	
Objective 6-1: Maximize coordination and cooperation among housing providers and program managers.	
Policy 6-1-1: Continue to support the Housing Authority of the County of San Joaquin to provide housing assistance to extremely low, very low, low and moderate-income households.	
Program: Maintain membership in the Housing Authority to qualify City residents for Section 8-existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	
Implementation Date: Immediate and Ongoing	Progress: The City maintains membership in the Housing Authority and there is Section 8 housing assistance available. There are currently 35 families renting housing in Lathrop under Section 8.
Policy 6-1-2: Continue to support non-profit cooperation in the development of affordable housing.	
Implementation Date: Immediate and Ongoing	Progress: There is presently no non-profit organization developing affordable housing in Lathrop. Any interested organization will get full support from the City.
Objective 6-2: Achieve jobs/housing balance.	
Policy 6-2-1: Cooperate with large employers and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of newly created job	

opportunities and consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.	
Program: Coordinate annual workshop with employees, members of the housing community and City officials to identify the housing needs of community.	
Implementation Date: Annually starting 2004	Progress: The Community Development Department Staff meets on a regular basis to discuss the housing needs of the community. When the Specific Plans on the west side of I-5 are fully implemented, the City should achieve a balance of housing and job opportunities.

RESOLUTION NO. 08-2567

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE HOUSING ELEMENT ANNUAL REPORT
FOR FISCAL YEAR 2005-2006 AND 2006-2007**

WHEREAS, the City of Lathrop adopted the Housing Element in June, 2004, which included specific goals, objectives and policies; and

WHEREAS, the City Council of the City of Lathrop to reviewed the implementation of the Housing Element portion of the General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act, the Project Manager has determined that finding the Housing Element Annual Report in conformance with the General Plan is not a project pursuant to Section 15378 of the CEQA Guidelines, and additionally, since this is an Annual Progress Report the previous environmental documentation for the General Plan and Housing Element is adequate CEQA documentation; and

WHEREAS, City staff has prepared the proposed Housing Element Annual Report for the Fiscal Year 2005-2006 and 2006-2007 and has provided for the review of the Housing Element Annual Report for the Fiscal Year 2005-2006 and 2006-2007 by the City Council at a regularly scheduled public meeting; and

WHEREAS, on November 14, 2007, the Planning Commission adopted Resolution No. 07-24 and 07-25 recommending City Council approval of the Housing Element Annual Report for Fiscal Year 2005-2006 and 2006-2007.

NOW, THEREFORE BE IT RESOLVED that this review of the Housing Element Annual Report for the Fiscal Year 2005-2006 and 2006-2007 is exempt from CEQA pursuant to Section 15378; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Lathrop does hereby approve the Housing Element Annual Report for Fiscal year 2005-2006 and 2006-2007, as attached and incorporated herein as Exhibit "A" and Exhibit "B" respectively.

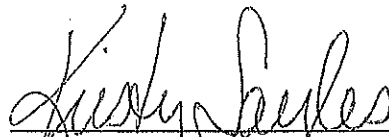
PASSED AND ADOPTED this 15th day of January 2008, by the following vote:

AYES: Mayor Sayles, Vice Mayor Dhaliwal.
Councilmembers: Dresser and Salcedo.

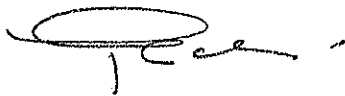
NOES: None.

ABSENT: Vacant.

ABSTAIN: None.

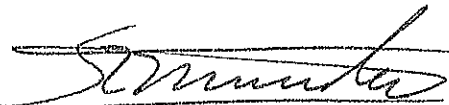

KRISTY SAYLES, MAYOR

ATTEST:



Rick Caldeira, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

RESOLUTION NO. 08-2568

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN
FOR FISCAL YEAR 2006-2007**

WHEREAS, the City of Lathrop adopted the General Plan on December 17, 1991, and the last amendment to the General Plan was November 9, 2004; and

WHEREAS, the City Council of the City of Lathrop reviewed the Annual Report on the Status of the General Plan between April 1, 2006 and April 1, 2007; and

WHEREAS, in accordance with the California Environmental Quality Act, the Project Manager has determined that finding the Annual Report on the Status of the General Plan for Fiscal Year 2006 to 2007 is not a project pursuant to Section 15378 of the CEQA Guidelines, and additionally, since this is an Annual Progress Report the previous environmental documentation for the General Plan is adequate CEQA documentation; and

WHEREAS, City staff has prepared the proposed Annual Report on the Status of the Lathrop General Plan April 1, 2006 to April 1, 2007 and has provided for the review of the Annual Report on the Status of the Lathrop General Plan for Fiscal Year 2006-2007 by the City Council at a regularly scheduled public meeting; and

WHEREAS, on December 12, 2007, the Planning Commission adopted Resolution No. 07-26 recommending City Council approval of the Annual Report on the Status of the General Plan for Fiscal Year 2006-2007; and

NOW, THEREFORE BE IT RESOLVED that this review of the Annual Report on the Status of the Lathrop General Plan April 1, 2006 to April 1, 2007 is exempt from CEQA pursuant to Section 15378; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Lathrop does hereby approve the Annual Report on the Status of the Lathrop General Plan April 1, 2006 to April 1, 2007, as attached and incorporated herein as Exhibit "A".

PASSED AND ADOPTED this 15th day of January 2008, by the following vote:

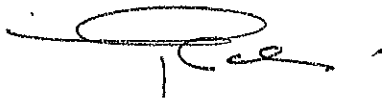
AYES: Mayor Sayles, Vice Mayor Dhaliwal.
Councilmembers: Dresser and Salcedo.

NOES: None.

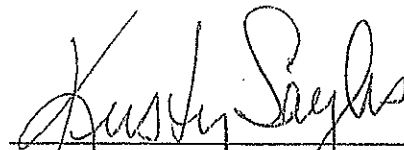
ABSENT: Vacant.

ABSTAIN: None.

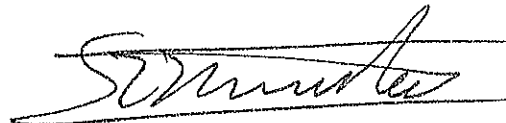
ATTEST:



Rick Caldeira, City Clerk


KRISTY SAYLES, MAYOR

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney